

ATTACHMENT TO APPLICATION  
TO THE CITY OF ROCKVILLE FOR A  
TEXT AMENDMENT TO THE ZONING ORDINANCE

Applicant: Mayor and Council of the City of Rockville

The applicant proposes to amend the zoning ordinance adopted on December 15, 2008, and with an effective date of March 16, 2009, by inserting and replacing the following text (underlining indicates text to be added; ~~strikethroughs~~ indicate text to be deleted; \* \* \* indicates text not affected by the proposed amendment). Further amendments may be made following citizen input, Planning Commission review and Mayor and Council review.

Amend Article 3, “Definitions, Terms of Measurement and Calculations” as follows:

### **25.03.02 –Words and Terms Defined**

\* \* \*

Short-term rental means the rental of lodging accommodations in a dwelling unit for periods of less than 30 consecutive days to transient guests. Short-term rentals are subject to the requirements of Chapter 18.5.

Amend Article 10, “Single Dwelling Unit Residential Zones”, as follows:

### 25.10.03 – Land Use Tables

\* \* \*

[illegible]

Amend Article 11, “Residential Medium Density Zones”, as follows:

### 25.11.03 – Land Use Tables

\* \* \*

	Uses	Zones			Conditional requirements or related regulations
		Residential Medium Density RMD-10	Residential Medium Density RMD-15	Residential Medium Density RMD-25	
		* * *			
<b>e. Miscellaneous uses</b>	Public utility building and structure	S	S	S	See Sec. 25.15.02.n
	Publicly-owned or publicly-operated building and use, excluding sanitary landfill	C	C	C	Conditional use subject to a Level 32 Site Plan (Sec. 25.07.05)
	<u>Short-term rental</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>See Chapter 18.5</u>

Amend Article 13, “Mixed-Use Zones”, as follows:

### 25.13.03 – Land Use Tables

\* \* \*

	Zones									
	Uses	Mixed-Use Transit District (MXTD)	Mixed-Use Corridor District (MXCD)	Mixed-Use Employment (MXE)	Mixed-Use Business (MXB)	Mixed-Use Corridor Transition (MXCT)	Mixed-Use Neighborhood Commercial (MXNC)	Mixed-Use Commercial (MXC)	Mixed-Use Transition (MXT)	Conditional requirements or related regulations
	* * *									
f. Miscellaneous Uses	Publicly-owned or publicly- operated building and use, excluding sanitary landfill	P	P	P	P	P	P	P	P	
	<u>Short-term rental</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>See Chapter 18.5</u>

Amend Article 16, “Parking and Loading,” as follows:

### Sec. 25.16.03. - Number of spaces required.

\* \* \*

Use Category	Use	Auto Parking Spaces		Bicycle Parking Spaces			Additional Requirements
		Unit Measure	Base Number Required	Unit Measure	Short Term Space	Long Term Space	
Miscellaneous	Recreational establishment, indoor, commercial other than a bowling alley or swimming pool	Per 2 participants based on the participants that can be accommodated	1 and	Participants	1 per 30 participants	10 total spaces or 1 per 60 participants	See Sec. 25.16.03.f. Bicycle parking may also be determined by staff review
		Per 4 seats in spectator areas	1 and				
		Per every 2 employees	1				
	Recreational establishment, outdoor, commercial	Per every 2 employees	1	Auto spaces	1 per 10	1 per 20	See Sec. 25.16.03.f. Additional spaces as determined at the time of Site Plan Review depending on the character of the use. Bicycle parking may also be determined by staff review.
	<u>Short-term rental<sup>2</sup></u>	<u>Per room or dwelling unit</u>	<u>See footnote</u>				<u>These requirements are in addition to the parking requirements for the residential use on site</u>
	Sport facility, multi-purpose, indoor commercial	Per 3 participants based on the legal capacity of the facility; and Per every 2 employees	1	Participants	1 per 30	10 total or 1 per 60	Additional spaces as determined at the time of site plan review depending on the character of the use. Bicycle parking may also be

							determined by staff review.
	Swimming pools, non-accessory private, membership	Per 7 persons of the legal capacity of the pool	1 and	Square feet of building, patio and deck gross floor area and swimming pool area	2 per 2,000 SF	1 per 4,000 SF	
	Swimming pools, non-accessory commercial	Per every 2 employees	1				
	Swimming pools, accessory	At the pool site for each 3 dwelling units served beyond 1,500 feet walking distance to the pool	1	Square feet of building, patio and deck gross floor area and swimming pool area	2 per 5,000 SF	2 per 10,000 SF	
	Theater, auditorium, stadium or arena	Per each 4 seats or similar vantage	1 and	Seats	1 per 200 seats	1 per 40 seats	See Sec. 25.16.03.f.
		Per every 2 employees	1				
	Transit stations	Per station	1,000	Per station	50	50	

<sup>1</sup> For hotels located within seven-tenths of a mile (3,696 feet) walking distance of a transit station entrance shown on the Washington Metropolitan Area Transit Authority Adopted Regional Rail System, the base number required is 0.33 spaces per guest room or suite.

<sup>2</sup> For short-term rentals within 0.5 miles of a Metro station, no off-street parking spaces are required; for all other short term rentals, at least one off-street parking space is required.

<sup>32</sup> The parking requirement for research and development use within one (1) mile of a Metrorail station or bus stop is one (1.0) spaces per one thousand (1,000) gross square feet.

NOTE: ~~Strikethroughs~~ indicate material deleted  
Underlining indicates material added  
Asterisks \* \* \* indicate material unchanged by this ordinance

I hereby certify that the foregoing is a true and correct copy of an  
Ordinance adopted by the Mayor and Council of Rockville at its meeting  
of \_\_\_\_\_.

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Sara Taylor-Ferrell  
City Clerk/Director of Council Operation